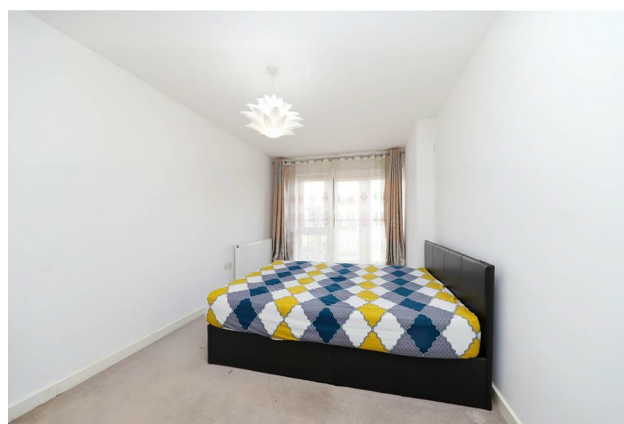




## Pennyroyal Drive, West Drayton, UB7 9GX

- Two bedroom, two bathroom apartment
- Sleek designs throughout
- Exceptional transportation links
- Third floor with lift access
- 0.5 Miles from Cross rail/Elizabeth Line
- Presented in great condition
- Prime location within a highly desirable development
- Gated, allocated, undercroft parking x1
- Chain free

**Asking Price £335,000**

### Description

This spacious two bedroom apartment offers a well designed 22 ft open-plan layout, perfect for modern living and entertaining. The property is characterized by its bright and airy interiors, with large windows providing an abundance of natural light throughout the living and dining areas.

### Accommodation

This two bedroom, two bathroom apartment features a spacious open-plan living and dining area with a modern, integrated kitchen including an electric hob and electric oven. The primary suite offers built-in wardrobes, a private en-suite, and direct access to a private balcony. Ideally located within walking distance of West Drayton's local amenities and the Elizabeth Line, the property is completed by a second double bedroom and a contemporary family bathroom.

### Outside

The outside of the property boasts a private balcony with leafy outlooks of the development, one allocated parking bay and access to landscape communal gardens.

### Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

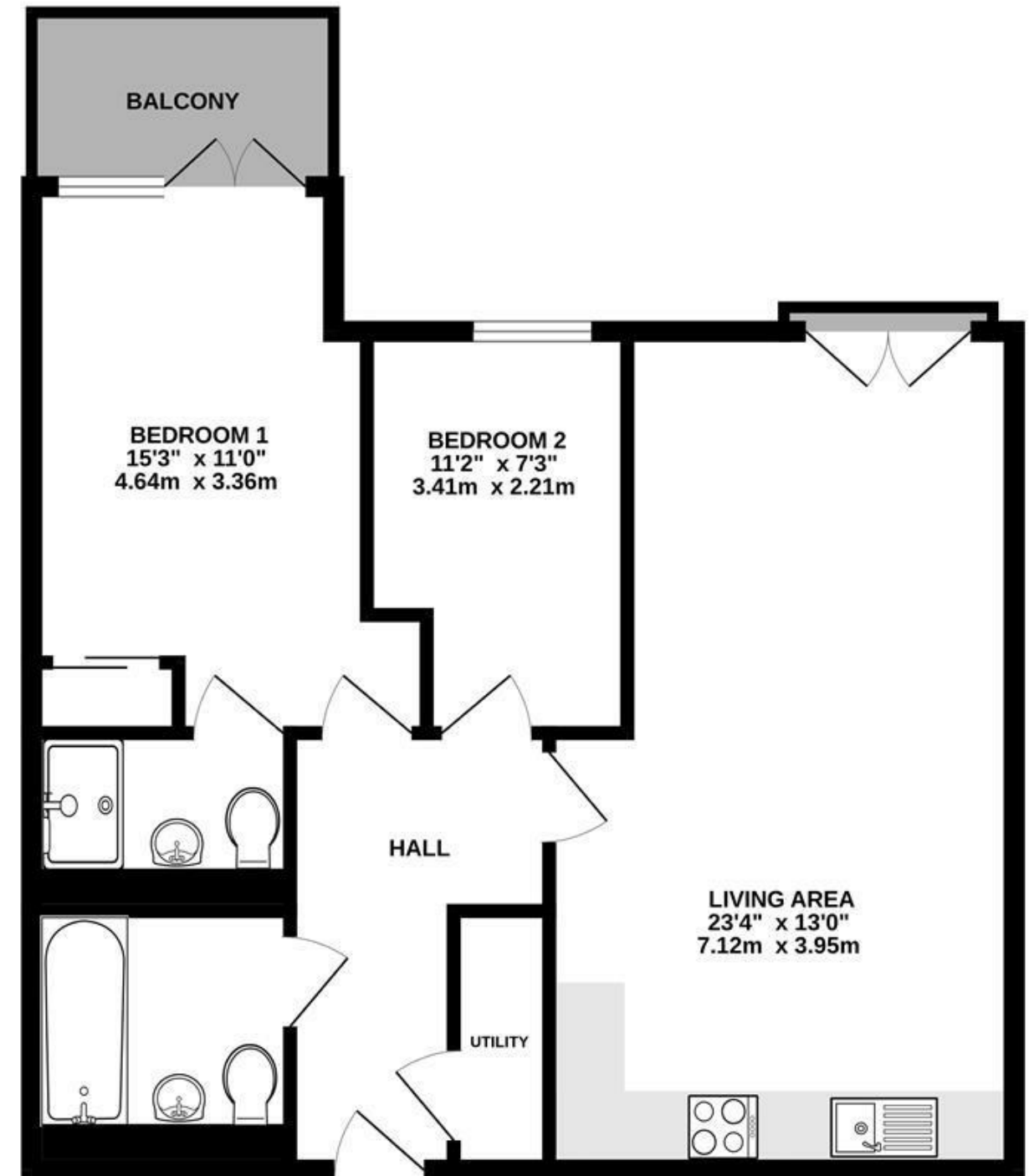
EPC rating: B

Lease term: 115 years remaining

Service charge: £1,800.00 per annum

Ground rent: £520 per annum

3RD FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts